



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

85628

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. TR46018
Conditional Use Permit No. T201100064
Environmental Assessment No. IS85628

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Plum Canyon Master LLC (Sikand Engineering)

**MAP/EXHIBIT
DATE:**

12/30/14

**SCM REPORT
DATE:**

01/29/15

SCM DATE:

02/05/15

PROJECT OVERVIEW

A modification to an existing recorded map to include a reduction of single family residence lots, addition of debris basin lots and a public park lot.

Subdivision: To create 203 single-family lots, 1 commercial lot, 7 open space lots, 1 park lot and 4 public facility lots (216 total lots).

CUP: For development in the non-urban hillside management area; density-controlled development; onsite grading in excess of 100,000 cubic yards; offsite grading of 10,000 cubic yards, and utilization of open spacedesignated as a noncommercial park within a Development Program zone.

MAP STAGETentative: ☐Revised: ☐Amendment: ☐Amended : ☐
Exhibit "A"Modification to : ☒
Recorded MapOther: ☐**MAP STATUS**Initial: ☐1st Revision: ☐2nd Revision: ☐5th Revision (requires a fee): ☒**ACCESS****LOCATION**

North of Farrell Road and East of Whites Canyon Road,
Tract No. 46018-11

Farrell Road

ASSESSORS PARCEL NUMBER(S)

See Attachment "A"

SITE AREA

214.7

GENERAL PLAN / LOCAL PLAN

Santa Clarita Vally (OVOV)

ZONED DISTRICT

SAND CANYON

SUP DISTRICT5th**LAND USE DESIGNATION**

H5 – Residential 5(UR2 Urban Residential 2, 5 du/ac)

H18 – Residential 18(UR4 Urban Residential 4, 18 du/ac)

CG – General Commercial(CN - Neighborhood
Commercial)**ZONE**RPD-20,000-2.4U, RPD-
6,000-5.9U, CG**CSD**

N/A

**PROPOSED UNITS
(DU)****MAX DENSITY/UNITS
(DU)****GRADING**

(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)

H5 – 143 dwelling units	H5 – 195 dwelling units	2,040,000 cubic yards cut / 2,040,000 cubic yards fill
H18 – 61 dwelling units	H18 – 282 dwelling units	Onsite - 19,400 cy cut; 242,200 cy fill
CG – N/A	CG – N/A	Offsite - 622,100 cy cut; 399,300 cy fill
203 total dwelling units proposed		222,800 cy import

ENVIRONMENTAL DETERMINATION (CEQA)

An addendum to the certified EIR is being prepared.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Steven Jones (213) 974-6433 sdjones@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Cleared	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting: ☐

Reschedule for Subdivision Committee Reports Only: ☐

PREVIOUS CASES

CUP85628 (Hillside Management), TR46018 (2,500 dwelling units), ZC85628 (RPD)

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. An addendum to the certified EIR is being prepared.

Environmental Determination:

Cleared ☐ Hold ☒

Staff is preparing an addendum to the certified EIR.

Conditional Use Permit:

Clear ☐ Hold ☒

1. Site biology dictates the proposed grading could be mitigated to reduce the impact to the environment. Observe wildlife and landscaping preservation by corridor connection. For more information contact Dr. Shirely Imsand at (213)974-4463.